

**Minutes
FALLS CHURCH CITY TREE COMMISSION
May 17, 2006**

Present: Bruce Kulpan, Dave Eckert, David Chojnacky, Kathleen Nixon, Jill Spence (Arborist), Lindy Hockenberry, Joyce Berg, Thomas Berg

Call to Order 7:40 pm

APPROVAL OF APRIL, 2006 MINUTES – Nixon moved, Chojnacky seconded - full approval of April, 2006 minutes voted unanimously.

1017 Spruce Street Preliminary tree Survey for Subdivision

Following a discussion and review of the preliminary Tree Survey for the subdivision of 1017 Spruce Street, Kulpan moved, Chojnacky seconded and the Commission voted unanimously the following:

MOTION: The Tree Commission recommends that

1. The submitted plan is not accurate or even consistent between the two surveys on the plan. The plan should not be further considered by staff until it is accurate.
2. The 1017 Spruce Street subdivision protect the following trees: #1, 2, 3, 12, 13, 14, 15, 16, 18, 19, 20 (all trees around periphery except #17).
3. Tree #11 deserves saving, but is unlikely to be saved resulting from its proximity to the building envelope.
4. Any street trees on Spruce Street that may be removed or damaged by any development practices, be replaced by the developer following approval of the species and the tree by the City Arborist.
5. Any driveway or utility easement from the street to the home should be placed equidistant between trees 2 & 3 to insure protection of these trees.
6. The survivability of the trees are listed by the Developer's Arborist as dependent upon the grading plan, which is not supplied. The Commission is therefore asked to make determinations without complete and consistent information.
7. It does not appear likely that any developer can build a new home on this lot and conform to City Code relating to back yard setbacks, adequate protection of neighboring properties from runoff and adequate protection of existing trees with changes in grading. Adjacent landowners already have serious stormwater runoff from this property. Tree removal and new grading will increase the runoff problems. The Commission recommends that the City should analyze the current drainage problems from this property with adjacent neighbors and determine whether a developer could develop this parcel if it were subdivided in this manner and if it could comply with City Code and Tree Commission recommendations with this proposed building envelope configuration. This analysis should be completed prior to a subdivision decision.

NON-COMPLIANT SITES

The Tree Commission remains concerned that the City has not enforced City Code on the businesses noted in the Commission's April, 2006 minutes listed under Non-Compliant Sites. In particular, the Commission recommends the City move to replace landscaping that has died, resulting in Taco Bell's non-compliant status. The Commission further recommends the City recover the costs of replacement from Taco Bell.

Chesapeake Bay Preservation Ordinance Revision Status

The Commission provided the City Arborist with recommendations on the status and proposed changes.

West End Park

Eckert moved, Nixon seconded the Commission voted unanimously:

MOTION: The Tree Commission recommends consolidation of the West End Park properties and change the zoning from Commercial to R1-B.

110 Great Falls Street

Eckert moved, Nixon seconded, the Commission voted unanimously:

MOTION: The Tree Commission recommends that the proffers for the rezoning be valuable proffers to the City that are not simply agreements to abide by City Code. The Commission recommends that the following proffers be considered in the negotiation:

1. **Proffer #5 include an applicant agreement to plant and maintain in perpetuity a 10-foot wide rear yard vegetated buffer and a 20-foot wide side yard vegetated buffer with the residential property, all of which is densely planted with native trees and shrubs a minimum of 5 foot tall for shrubs, approved by the City arborist.**
2. **An appropriately-scaled raingarden be proffered into the side-yard buffer adjacent to the new gravel parking lot to accommodate drainage from leaving the property.**
3. **"Dark-sky" approved lighting for the property be proffered to minimize light spillage onto the buffer trees at night from the business.**

Fuel Conversion

Nixon moved, Eckert seconded, the commission voted unanimously:

MOTION: The Tree Commission commends City staff and Council for converting the City vehicular fleet from using gasoline to using Biodiesel fuel.

ADJOURN: 9:45 pm

These minutes are respectively submitted by Dave Eckert, Tree Commission Secretary.

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